STATEMENT OF PURPOSE

As a quasi-judicial body, the Board hears and rules on appeals from any person, aggrieved by a decision of an enforcing officer or any decision made by the Buildings and Safety Engineering Department where rigid enforcement could cause the appellant undue hardship.

DESCRIPTION

The Board conducts investigations and public hearings to determine whether variances, exceptions or modifications of approved regulated uses of land will be in the best interest of the public and that the spirit and intent of the zoning ordinance is upheld.

The Board of Zoning Appeals' primary role is to hear and decide appeals from and review any order, requirement, decision or determination made in the enforcement of the City of Detroit Zoning Ordinance. The Board has certain discretionary powers in making its decisions to comply with the powers granted to it by the local zoning ordinance and State Enabling Act. Any adjustment or reversal must conform to the provisions of the zoning ordinance and provide neighborhood and commercial stabilization.

MAJOR INITIATIVES FOR
FY 2005-06 and FY 2006-07

Several projects are underway to improve services: The Department is working with the City Planning Commission to complete the comprehensive amendments to the City's new Zoning Ordinance.

The Department has streamlined the procedures for processing each appeals case. An appeal, which was formerly heard within sixty (60) days, is now heard before the Board of Zoning within thirty (30) days after it is received.

The Department is using a new digital camera and proxima projector system to provide a first class visual presentation at the Board of Zoning Public Hearings. This system has made a major improvement at the Board's Public Hearings.
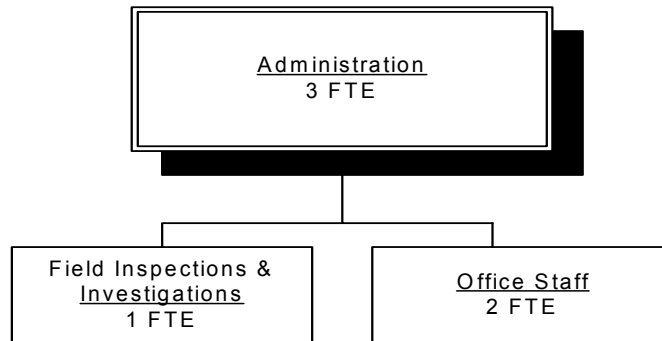
PLANNING FOR THE FUTURE FOR
FY 2006-07, FY 2007-08 and BEYOND

The Department is currently planning to work with the ITS Department to develop a computer database that will allow the Board of Zoning Appeals to improve the log-in, tracking and processing of documents relative to each Board Case.

The Department is also planning for the adoption and implementation of the new City of Detroit Zoning Ordinance, which may result in additional responsibilities for the Department and training for the Board members and staff.

In the interest of improving the level of service, the Department will be developing a strategic plan, including both the level of service and staffing over a five (5) year horizon using ongoing performance measurements.

```
            ┌──────────────────────────┐
            │   Administration         │
            │      3 FTE               │
            └──────────────────────────┘
                        │
            ┌───────────┴───────────┐
   ┌─────────────────────┐   ┌─────────────────────┐
   │ Field Inspections & │   │   Office Staff      │
   │   Investigations    │   │     2 FTE           │
   │      1 FTE          │   │                     │
   └─────────────────────┘   └─────────────────────┘
```

PERFORMANCE MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2004-05 Actual	2005-06 Projection	2006-07 Target
Inputs: Resources Allocated or Service Demands Made			
Cases appealed	220	225	200
Outputs: Units of Activity directed toward Goals			
Zoning variance request processing from submission of application	30 days	30 days	30 days
Referrals response time	7 days	5-7 days	5-7 days
Efficiency: Program Costs related to Units of Activity:			
Percentage completed of computer upgrade	90%	95%	95%

EXPENDITURES

	2004-05 Actual Expense	2005-06 Redbook	2006-07 Mayor's Budget Rec	Variance	Variance Percent
Salary & Wages	$ 475,255	$ 324,298	$ 383,759	$ 59,461	18%
Employee Benefits	245,483	192,309	282,565	90,257	47%
Prof/Contractual	30,096	100,500	100,500	-	0%
Operating Supplies	3,284	5,820	4,000	(1,820)	-31%
Operating Services	89,115	83,283	69,879	(13,404)	-16%
Fixed Charges	1,998	-	1,998	1,998	100%
Other Expenses	722	500	950	450	90%
TOTAL	$ 845,953	$ 706,710	$ 843,651	$ 136,942	19%
POSITIONS	13	13	6	(7)	-54%

REVENUES

	2004-05 Actual Revenue	2005-06 Redbook	2006-07 Mayor's Budget Rec	Variance	Variance Percent
Sales & Charges	$ 103,014	$ 171,500	$ 105,000	$ (66,500)	-39%
TOTAL	$ 103,014	$ 171,500	$ 105,000	$ (66,500)	-39%

This Page Intentionally Blank